

CA30NHW Q60
96 H1609

CITYVIEW

City of Hamilton Planning and Development Department

1996

DOWNTOWN NEIGHBOURHOODS

CLASSIFIED ADS

LAKESIDE LIVING

830

3 storey brick home, constructed in 1908; 4,000 sq.ft. lot, oak hardwood floors; 3 bedrooms, 1 bath; spectacular lakeside view; beautiful tree-lined street

ARCHITECTURAL SHOWCASE

831

Beautiful craftsman style cottage; escarpment view; gumwood floors and trim; 4 bedrooms, 2 baths; newly renovated kitchen; quiet residential street

EASY LIVING

834

Large two-bedroom condominium, 10th floor; floor to ceiling windows; eat-in kitchen; views of the lake and the escarpment; secure entrance; underground parking

RENTAL OPPORTUNITY

837

Converted Victorian row house; large 2 bedroom apartment on 2 floors; located on a street with mature homes; large backyard; close to parks and shopping.

What do all of these homes have in common?

They're all in Downtown Hamilton's Neighbourhoods. Surprised?? Downtown Hamilton is more than the central retail and commercial core; it includes the neighbourhoods around the core. Did you know that 25,000 people live in the six downtown neighbourhoods (Durand, Corktown, Central, Beasley, North End East and North End West). And did you know the downtown neighbourhoods provide the broadest range of housing choices in the City?

The six downtown neighbourhoods are an integral part of downtown Hamilton. The neighbourhoods provide an extensive variety of living opportunities - for families, for seniors, for singles, young couples, empty nesters. The buildings are architecturally diverse: from older mature homes on tree-lined streets to high rise apartment buildings. Look inside this brochure for a snapshot of the unique neighbourhoods in Hamilton's downtown.



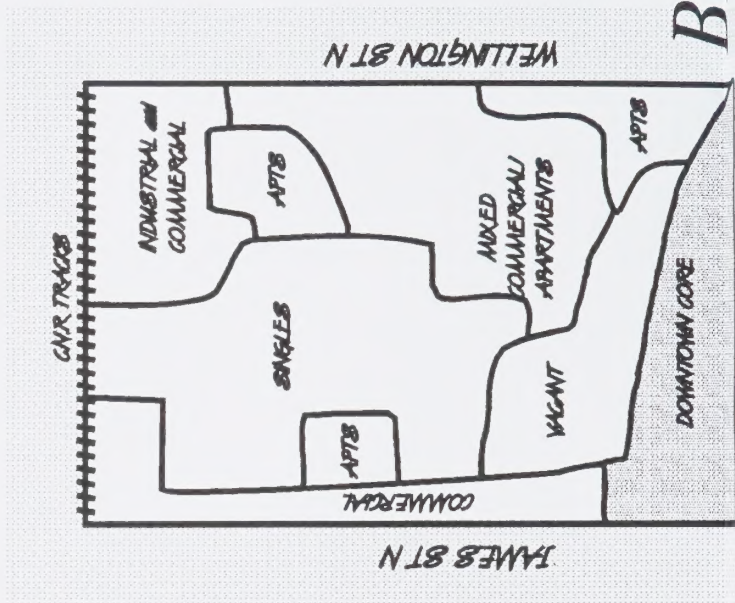
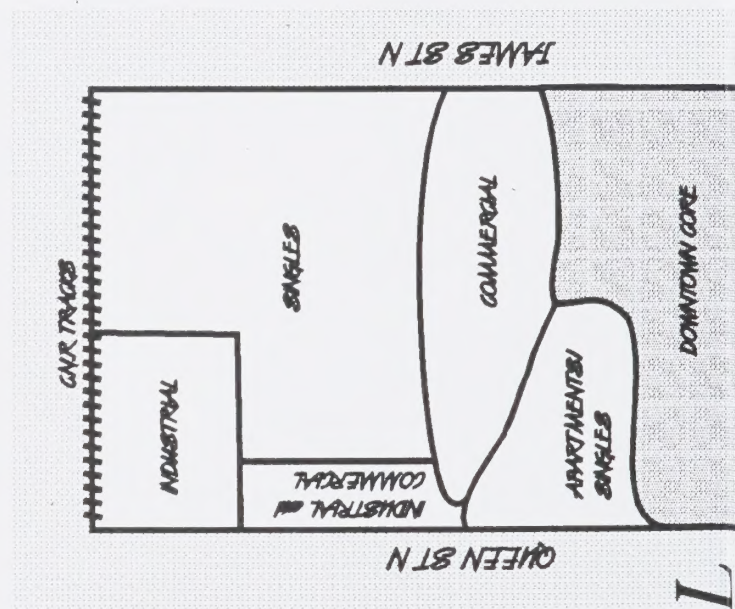
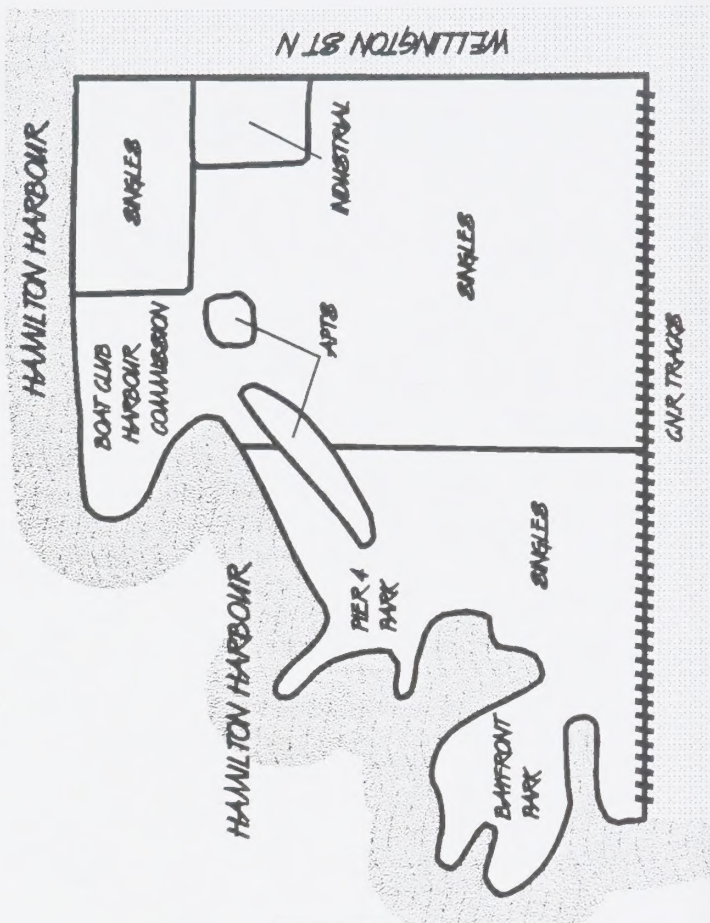
HAMILTON'S PLAN FOR TOMORROW

Downtown Neighbourhoods

NORTH END EAST AND WEST

North End Facts:

- 65% of the homes are singles and semis;
- 15% of the homes are row houses and plexes;
- 16% of the homes are apartments;
- the North End population dropped in the mid-1970's but has slowly grown since that time;
- the majority of homes were built prior to WWII.



CENTRAL

BEASLEY

Central Facts:

- ▶ 65% of the homes are apartments;
- ▶ 16% of the homes are singles;
- ▶ 19% of the homes are singles, semis and plexes;
- ▶ Central's population has declined by 600 people since the 1970's;
- ▶ a large portion of land in the north-west corner of the neighbourhood is used by industry.

Beasley Facts:

- ▶ 68% of the homes are apartments;
- ▶ 12% of the homes are singles;
- ▶ 18% of the homes are semis, row houses, and plexes;
- ▶ Beasley's population has remained stable at 5,100 persons since the mid 1970's;
- ▶ a large portion of the land around the downtown core is vacant and awaiting future development.

Durand Facts:

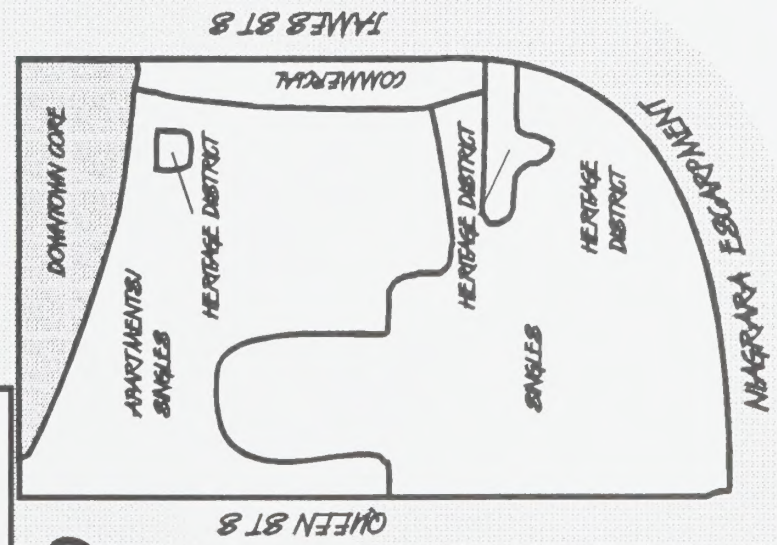
- ▶ 88% of the homes are apartments;
- ▶ 12% of the homes are a mix of singles; semis, and plexes;
- ▶ some of the first homes built in Hamilton are in south Durand;
- ▶ Durand is the most densely populated neighbourhood in the City.

Corktown Facts:

- ▶ 85% of the homes are apartments;
- ▶ 7% of the homes are singles;
- ▶ 8% of the homes are semis and plexes;
- ▶ Corktown's population has remained stable at 6,500 persons since the mid 1970's;
- ▶ St. Joseph's Hospital is the major employer

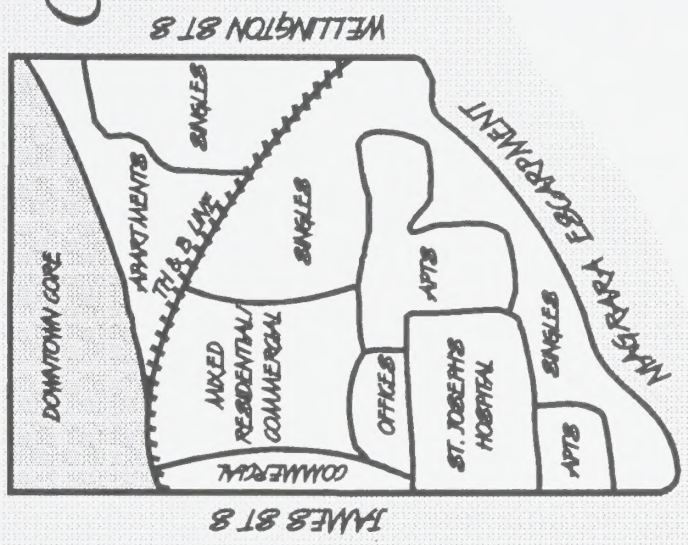
DURAND

MAIN ST W



CORKTOWN

MAIN ST E



Strengthening Neighbourhoods

Each neighbourhood is its own community. Yet, together, the neighbourhoods provide for housing close to downtown. The people who live in these neighbourhoods are also shoppers and patrons of downtown's stores and services. Maintaining healthy neighbourhoods strengthens the retail core of downtown.

Looking to the future, each of the neighbourhoods presents choices about future development and redevelopment. What must be kept in mind is that the neighbourhoods are communities - people's homes, schools, parks, the corner store. The future of the downtown neighbourhoods is about strengthening the communities, continuing to provide a range of housing opportunities close to the core, and ensuring that new development and/or redevelopment enhances the existing communities.

Some Things to Think About ...

- Four neighbourhoods surround the downtown core (Central, Beasley, Corktown, and Durand). In each of these neighbourhoods, the homes adjacent to the core are a mix of densities. That is, there are areas where tall apartment buildings are next to lower buildings and, in some cases, single-family homes. **Should the single-family homes be redeveloped for more apartment buildings? Or should the single-family homes stay? Should some other form of development occur? How can this transition between singles and tall apartment buildings be addressed?**
- The mix of housing in the neighbourhoods around the core of downtown is overwhelmingly apartments. Yet, there are established areas of lower density housing which are predominantly single-family homes. **What mix of housing types should be established in these neighbourhoods? How should the long-term viability of the single-family areas be protected?? Should a definite boundary be established to retain the lower density, older housing stock?**

- The housing stock in the North End neighbourhoods is very different from the other four neighbourhoods. The North Ends are more typical of older neighbourhoods: a grid street pattern, mature tree-lined streets, older homes that are either brick or wood siding. The establishment of Pier 4 and Bayfront Parks has enhanced the attractiveness of the North End neighbourhoods. **Should the North End neighbourhoods "stay the course"; that is, continue with lower density homes, retaining the character of the area in terms of housing and street types?**

For more information on this brochure, please contact Mary Lou Tanner at (905)546-4148 City View Brochure 9 of 24

CITYVIEW

CityView Hamilton's Plan for Tomorrow is your opportunity to present your ideas and thoughts on the future of Hamilton.

Your ideas will ultimately form the basis of a new Official Plan for the City of Hamilton.

Staff of Hamilton's Planning and Development Department are available to answer your questions on any facet of CityView.

Ways to Contact Us...

Joanne Hickey-Evans at (905) 546-4229
Keith Exance at (905) 546-4158

FAX (905) 546-4202

E-Mail : city.hamilton.planning@freenet.hamilton.on.ca

Mail to...

City of Hamilton
Planning and Development Department
7th Floor, City Hall
71 Main Street West
Hamilton, Ontario
L8N 3T4